

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **San Joaquin County**

State: **CA**

PJ's Total HOME Allocation Received: **\$25,056,438**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 92			
% of Funds Committed	87.09 %	90.22 %	57	90.66 %	24	23	
% of Funds Disbursed	76.01 %	80.19 %	61	81.06 %	16	22	
Leveraging Ratio for Rental Activities	5.06	5.73	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	71.74 %	72.76 %	52	81.27 %	17	16	
% of Completed CHDO Disbursements to All CHDO Reservations***	42.34 %	60.11 %	64	68.23 %	12	14	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	84.48 %	78.04 %	38	79.86 %	56	53	
% of 0-30% AMI Renters to All Renters***	37.93 %	41.03 %	48	44.82 %	35	35	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	91.38 %	92.04 %	68	94.65 %	20	19	
Overall Ranking:			In State:	53 / 92	Nationally:	20	25
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$56,911	\$32,339		\$25,419	58 Units	12.20 %	
Homebuyer Unit	\$31,710	\$19,480		\$14,530	332 Units	69.60 %	
Homeowner-Rehab Unit	\$71,967	\$26,371		\$20,251	87 Units	18.20 %	
TBRA Unit	\$0	\$2,782		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Joaquin County CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$71,172	\$124,692	\$72,557
State:*	\$125,042	\$108,908	\$27,200
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.09

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	47.2	22.7	39.1	0.0
Black/African American:	7.5	5.4	11.5	0.0
Asian:	0.0	1.5	1.1	0.0
American Indian/Alaska Native:	0.0	0.9	2.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.3	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.3	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	1.8	4.6	0.0
Asian/Pacific Islander:	1.9	6.9	4.6	0.0

ETHNICITY:

Hispanic	43.4	60.1	36.8	0.0
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HOUSEHOLD SIZE:

1 Person:	34.0	6.9	36.8	0.0
2 Persons:	15.1	11.5	20.7	0.0
3 Persons:	13.2	22.4	13.8	0.0
4 Persons:	15.1	23.3	17.2	0.0
5 Persons:	13.2	19.3	4.6	0.0
6 Persons:	7.5	11.8	3.4	0.0
7 Persons:	1.9	3.3	1.1	0.0
8 or more Persons:	0.0	1.5	2.3	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	5.7	14.8	19.5	0.0
Elderly:	30.2	0.3	36.8	0.0
Related/Single Parent:	52.8	16.3	19.5	0.0
Related/Two Parent:	9.4	64.4	20.7	0.0
Other:	1.9	4.2	3.4	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	20.8	0.3 [#]
HOME TBRA:	0.0	
Other:	13.2	
No Assistance:	66.0	

of Section 504 Compliant Units / Completed Units Since 2001 6

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Joaquin County

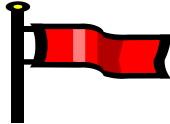
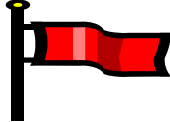
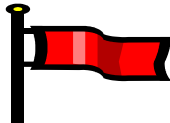
State: CA

Group Rank: 20
(Percentile)

State Rank: 53 / 92 PJs

Overall Rank: 25
(Percentile)

Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	71.74	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	42.34	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	84.48	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	91.38	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	3.54	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

